



ADDITIONS, REMODELS, AND PORCHES

CITY OF CARMEL / CLAY TOWNSHIP

WHEN IS IT A ...

ROOM ADDITION(s):

- A room addition is construction of an enclosed room that is heated living space, and must be insulated.
- Construction of a room addition requires that the entire home be brought up to current Code for smoke detector installation.
- Construction of a room addition requires that electrical outlets and fixtures be installed to current Code requirements.
- "Four Season Rooms" and "Sunrooms" are considered to be room additions because they are considered living space, and must be heated structures.

PORCH / ENCLOSED PORCH ADDITION(s):

- A porch addition may be construction of a roofing structure over a deck or slab, or
- A porch/enclosed porch may be a structure that is enclosed by screen, glass, or other walls, but the structure is NOT heated, and is not living space.
- Electrical work may be involved in a porch addition. All outlets and fixtures must be installed to current Code requirements.
- Porch/Enclosed Porch additions DO NOT require the smoke detectors being brought up to current code.

REMODEL:

- A remodel is construction within an existing space. (The footprint of the structure is not expanding on any floor of the home)
- Electrical and plumbing work may be involved with a remodel, and must be installed to current Code requirements.
- Remodel construction requires that the entire home be brought up to current Code for smoke detector installation.
- Straight replacement (fixture for fixture) of bathtubs, toilets, or sinks, with no other construction being done DOES NOT REQUIRE A PERMIT.
- For all other work, it is best to contact the Division of Building & Code Enforcement and speak with an inspector regarding whether or not enough work is being done to require a permit. (Try the Inspector on Call line, Monday – Friday; 8:00 – 9:00)

ADDITION & REMODEL COMBINATION:

- This type of construction should be noted when both square footage is being added to the footprint of any floor of the home and an area(s) beyond the immediate access area to the addition is also being changed.
- Electrical and plumbing work may be involved, and must be installed to current Code requirements.
- This construction requires that the entire home be brought up to current Code for smoke detector installation.